

# 9 Anzac Place, Gulmarrad, NSW 2463



## Sold House

Friday, 27 October 2023

9 Anzac Place, Gulmarrad, NSW 2463

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4916 m2

Type: House



Angus Suttor

0266452222

**\$945,000**

9 Anzac Place, Gulmarrad, is a quality four-bedroom home in a quiet cul-de-sac, with a touch of Bali in your garden. The property has multiple living spaces both inside and out, creating a very comfortable, functional and appealing home sitting on a beautifully maintained 4916 m<sup>2</sup> level block. This is a home that has had many upgrades over the years and includes a screened, insulated outdoor entertaining area, a pool room, including the pool table and accessories, a 9m x 7m shed and Bali Hut complete with a new spa and water feature. Add all these features together and you have the perfect home in a great location. Gulmarrad has been discovered over the last few years because it offers value for money and lifestyle choices in an area that is second to none. With its close proximity to Sandon River, Brooms Head, their beaches and the Yuraygir National Park, the connection to the coastline is real. With the recent upgrade of the Brooms Head General Store and the beach Snack Shack kiosk, your coastal playground is only minutes away. Internally, the home is well designed with a lot of thought having gone into its functionality and liveability. The kitchen has a clever design that allows for seamless connection to the indoor living spaces, outdoor screened entertaining space and Bali Hut just outside. The bedrooms are spacious and conveniently located close to the central bathroom. The master bedroom is large, comfortable and has a walk-in robe and en suite to suit. The grounds are easily maintained and set-up to suit the current Vendor's lifestyle, with the Bali Hut and private garden setting as its centre piece. Moving to the rear gardens, you have a level, grassed blank canvas waiting for the new owners to arrive and add their own personal touch. 9 Anzac Place, Gulmarrad, is a property that you will be proud to call home. It will suit many buyers from retirees looking to relocate to the Clarence Valley to families and singles who see the benefits of living in a regional community within a pristine coastal environment. If you're chasing the beach, Brooms Head is an easy 18km drive and Yamba is not much further at 21km. The central location of Gulmarrad is what makes it such a desirable and sought-after place to call home. With our current market still showing strength, don't be the one standing there with your hands in your pockets, make the call today and arrange your private inspection of 9 Anzac Place, Gulmarrad.